

August 6, 2014

To: Madison City Planning Commission

Re: Proposed change in zoning for the property in back of 605 Cottage Grove Rd, Madison

The following people whose names, addresses and signatures that are listed below are opposed to changing the zoning on the property in back of 605 Cottage Grove Rd. The property faces Claire St. The developer has proposed building a nine-unit, 3-story apartment complex with off the street parking located on the side and back of the building. The unit would be 3 stories in height. The remainder of the 4000 block of Claire Street is zoned for one and two story houses and duplexes. The duplexes nearest the proposed development are one-story units, and the remainder of the street contains 2-unit town houses. Having one large apartment complex at the beginning of the block would change the overall character of the block. Although there are plans for fencing and landscaping, the parking lot will butt up to the first existing duplex and butt up to an existing back yard with an attractive retaining wall fence and wrought iron fence. The development on Claire St. is from the 1973 while the houses on Dempsey Rd. are anyway from 50 – 100 years old. In the face of a bar, garage, and filling station, we have tried to maintain our properties and the integrity of the residences. Some of the duplexes have resident owners which help to keep them well maintained.

The main considerations included:

Height of the building not consistent with the remainder of the block. It would change the character of the rest of the street. It will also block the view of houses on Dempsey Rd. and partly block the view of the one story duplex nearest the lot. If one-story duplexes were build, each house would have a partial view and some more privacy.

Although 14 parking spots are planned, there still would be increased traffic and parking congestion on the street during the evening hours especially when the YMCA parking lot is full. If there wasn't any parking available to guests of the apartment residence, they would be tempted to use the Y's parking lot.

Increased congestion during the winter months when there are large snow banks. There is barely enough space for two cars especially when there is parking on the one side of the street. The banks would also pile up near the residences fences and driveways.

Even with a privacy fence and landscaping there would be increased noise as cars come and go.

Decreased property evaluation of the houses both on Dempsey Rd. and Claire Street when a 3-story building and parking lot and placed next to their properties.

Although the issue of run-off is being addressed in the plans, there are still concerns about water pooling in the back yards on Dempsey Rd. as there have been water pooling in the back yard because the grading is lower than the vacant lot.

The proposed housing at Royster Corners should give this area an ample amount of housing from which to choose, and since it is a planned area, accommodations for view, etc., are included in the design.

Concerned about the upkeep of the property as the current owner does not live in Madison, and in the past, the people he has hired to mow the grass on the vacant lot have allowed it to grow up to week and trash and junk has accumulated on the lot necessitating reporting the owner to the City in order to have him maintain the space.

We thank you for listening to our concerns.

Respectfully Submitted,

Kenneth and Ann Munkres, Co-owners of the property on [REDACTED] Dempsey Rd. Madison, WI
53716